WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$355,000.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, HEREBY ON THIS **21st day of July, 2025**

Notary Public

MY COMMISSION EXPIRES: 2/29/28

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNERS(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Segal Properties LLC and Local Fox LLC	Same as new owner	**71-16-287**
7555 Magie Drive		Karen Johnson Davidson County Batch# 1300745 DEEDWARR 07/22/2025 02:41:30 PM 3 pgs Fees: $18.00 Taxes: $1,313.50 20250722-0057946
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, ***Vanessa Darlene Sherrill Langston, individually and as Administrator of Estate Charles Leonard Sherrill, deceased, Donna Davis Keen, Kimberly Sherrill York, Eil Sherrill, Jr., David Brittian, Christopher C Brown, Jr., Joey W Brown, and Chasity S. Collins*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Segal Properties LLC, a Tennessee Limited Liability Company and Local Fox LLC, a Tennessee Limited Liability Company*** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 1200 Montgomery Avenue, Nashville, Nashville, TN 37207. Said property is being described as follows:
Land in Davidson County, Tennessee, Being Lots 362 and 363, Plan of Oakwood Park, in Book 421, page 12, Register's Office for said County.
Said lots Nos. 362 and 363 front together 60 feet on the westerly side of North 9th Street and run back between parallel lines, with the northerly margin of Richardson Avenue, 165 feet to an alley.
Being the same property conveyed to Charles L. Sherrill, Sr. by Executor's Quitclaim Deed from Charles L. Sherrill, Executor of the Estate of Mary Efie Sherrill, filed for record in Instrument #2040312-0028421, said Register's Ofice for said County.

The said Charles L. Sherrill, Sr. a/k/a Charles Leonard Sherrill, Sr. died intestate January 5, 2024, vesting his interest in Vanessa Darlene Sherrill Langston, Donna Davis Keen, Kimberly Sherrill York, Eil Sherrill, Jr., David Brittian, Christopher C Brown, Jr., Joey W Brown, and Chasity S. Collins, his heirs at law. SEE - Charles Leonard Sherrill, Sr. Case No. 2024-PR-137, in the Chancery Court for Sumner County, Tennessee, Probate Division.

Charles Leonard Sherrill, Jr. died intestate July 1, 2024 vesting his interest in Kimberly Sherrill York, David Britain and Eli Sherill, Jr. his heirs at Law. See Affidavit of Heirship filed for record in Instrument # 202507220057945, filed for record in Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (xx) Property, known as **1200 Montgomery Avenue, Nashville, TN 37207**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the

said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 21st day of July, 2025.

Vanessa Darlene Sherrill Langston, Administrator of
Estate of Charles Leonard Sherrill, deceased

Vanesa Darlene Sherrill Langston,
individualy

Donna Davis Keen

Christopher C Brown

Joey W. Brown

Chasity S Collins

Kimberly Sherrill York

David Britain

Eli Sherill Jr._

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Vanessa Darlene Sherrill Langston,, Donna Davis Keen, Kimberly Sherrill York, Eil Sherrill, Jr., David Brittian, Christopher C Brown, Jr., Joey W Brown, and Chasity S. Collins** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of July, 2025.

Commission Expires: 3/21/29

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Todd Cathey, do hereby make oath that I am a licensed attorney and/or the Custodian of the original version of the electronic document tendered for registration herewith And that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 21 day of July, 2025.

Affiant Signature

7/21/25
Date

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 21 day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/29/28

NOTARY'S SEAL

